061.A	0003	0002.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	243,000	/	243,000
USE VALUE:	243,000	/	243,000
ASSESSED:	243,000	/	243,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: C2

Owner 1:	BENNETT FREDERICK
Owner 2:	BENNETT YUAN WEI MARY
Owner 3:	
Street 1:	3 COLONIAL VILLAGE DR #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIS LENA A -
Owner 2:	-
Street 1:	3 COLONIAL VILL DR #C2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 642 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	243,000			243,000
Total Card	0.000	243,000			243,000
Total Parcel	0.000	243,000			243,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.50 | /Parcel: 378.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	127142
GIS Ref	
GIS Ref	
Insp Date	10/19/17

!5348!

PREVIOUS ASSESSMENT

Parcel ID: 061.A-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	243,000	0	.		243,000		Year end	12/23/2021
2021	102	FV	239,600	0	.		239,600		Year End Roll	12/10/2020
2020	102	FV	232,800	0	.		232,800	232,800	Year End Roll	12/18/2019
2019	102	FV	212,500	0	.		212,500	212,500	Year End Roll	1/3/2019
2018	102	FV	175,900	0	.		175,900	175,900	Year End Roll	12/20/2017
2017	102	FV	135,500	0	.		135,500	135,500	Year End Roll	1/3/2017
2016	102	FV	132,800	0	.		132,800	132,800	Year End	1/4/2016
2015	102	FV	117,200	0	.		117,200	117,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:02:30

LAST REV

Date	Time
11/07/17	09:17:55
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5348

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS LENA A	51621-565		8/27/2008		176,000	No	No		
WILLIAMS JAMES	37470-615		12/24/2002		177,000	No	No		
HOAR ELIZABETH	31007-592		12/29/1999	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	127142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2010	661	Manual	2,625					FRAMING REPAIRS
6/3/2010	573	Inter-De	2,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.43457937
Const Adj.:	1.06049991
Adj $ / SQ:	494.446
Other Features:	32725
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350159
Depreciation:	107149
Depreciated Total:	243010

COMMENTS

BOOK:13795 PAGE:638 643-5238,Building Number 3.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs:	4	BRs:	2	Baths:	1	HB	0						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	494.45
Special Features:	0	Val/Su Net:	378.50
Final Total:	243000	Val/Su SzAd	378.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	642	494.450	317,434
Net Sketched Area:		642	Total:	317,434
Size Ad	642	Gross Area	642	FinArea 642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

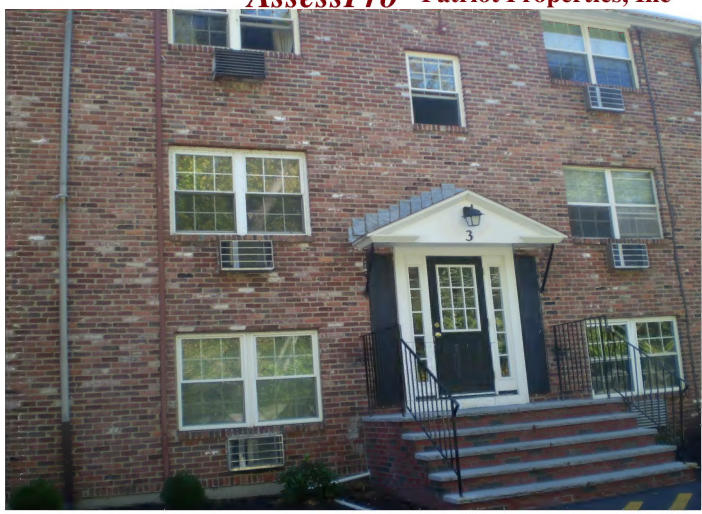
SPEC FEATURES/YARD ITEMS

PARCEL ID

061.A-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc